



CITY OF OAKLAND

S-13 MIXED-USE DEVELOPMENT COMBINING ZONE

ADDITIONAL DESIGN REVIEW CRITERIA & CUP FINDINGS

The S-13 Mixed-Use Development Combining Zone is specifically intended to preserve and enhance areas containing residential, commercial and manufacturing activities in close proximity to one another, and to allow for residential or mixed use developments.

*In the S-13 zone, a conditional use permit for any use under Section 17.96.040 or 17.96.050 may only be granted upon determination that the proposal conforms to the general use permit criteria set forth in Section 17.134.050 and to the following **additional** use permit criteria:*

*Also in the S-13 zone, proposals requiring Regular Design Review may only be granted upon determination that the proposal conforms to the Regular Design Review criteria set forth in Section 17.136.050 and to the following **additional** design review criteria:*

Please indicate the way in which the proposal meets the following required criteria. Attach additional sheets if necessary.

Conditional Use Permit (CUP) Findings for any Use under Section 17.96.040 or 17.96.050 (Section 17.96.070):

A. The development will be well integrated into its setting, not be visually obtrusive, harmonize with surrounding areas and facilities, not substantially harm major views for surrounding residents, and, if abutting existing industrial facilities, provide sufficient buffering in the form of spatial separation, vegetation, topographic features, or other devices:

B. All parking areas, access, and vehicular traffic circulation patterns will be screened and designed in a manner that minimizes conflicts between pedestrians and vehicles; and that off-site vehicular circulation patterns will be designed to minimize congestion on surrounding local streets:

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- C. Any proposal involving both nonresidential and residential uses on the same site will locate and conduct the nonresidential use in a manner that shall not adversely affect the abutting activities due to generation of noise, lights, glare, dust, vapors, smoke, odors, electrical disturbances, or other factors, and that the proposal incorporates all applicable performance standards in Chapter 17.120:

- D. The proposal incorporates sound attenuation and similar protective measures that achieve a performance standard specified by local, state and federal regulations:

- E. The location and design of proposed residential areas will be adequately buffered, visually and spatially, from existing transit corridors including rail lines, vehicular entry points, and parking areas through appropriate landscaping, screening, and other buffering devices:

- F. Future residents of the project will not be exposed to toxic and/or hazardous materials that exceed local, state and/or federal standards:

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Additional Design Review Criteria (Section 17.96.080):

A. Special architectural attention will be given to unfenestrated walls facing either street frontages or adjacent residential developments:

B. Extensive landscaping will be used to provide an appropriate setting for the proposed use, and to buffer and screen nearby sensitive uses from the visual impacts of the project:

C. Where feasible, building setbacks will be provided to accommodate projections of architectural or decorative features:

D. Particularly in developments involving more than one facility, a comprehensive, coordinated, controlled system of informational and directional graphic signage will be provided throughout the development:

E. The design of the project will make every effort, where feasible, to preserve, for reuse, any facility or group of facilities which is a designated landmark:
